

EXPRESS Car Wash + Property Near Major Intersection



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OFFERING SUMMARY

Location

Spotless Express Car Wash

8675 Limonite Ave
Jurupa Valley CA 92509

Offering Summary

Price **\$2,680,000**

Building Size 1,765 SF
Lot Size 23,086 SF
Year Built 2015
Tunnel length 65 ft
Vacuums 8

Includes: Business + Property
Equipment and All Improvements

NDA Link

bashirtariq.com/nda-form



INVESTMENT HIGHLIGHTS

EXPRESS CAR WASH, Built in 2015, Major Intersection, over 49,000 vehicles per day

- Prime location, near major intersection, Limonite Ave and Van Buren, with daily traffic over 49,000 vehicles per day
- Well established business has been serving the community since 2015
- Offers monthly memberships, Express Wash and Go packages to customers
- Upstairs office enhances and adds value to well organized equipment and storage room
- Over 285,000 population within 5 miles radius, around 10 minutes' drive distant to Downtown-Riverside
- Great opportunity to own mid-size express Car Wash and be part of rapidly expanding express car wash market
- Call now before its sold



AERIAL OVERVIEW



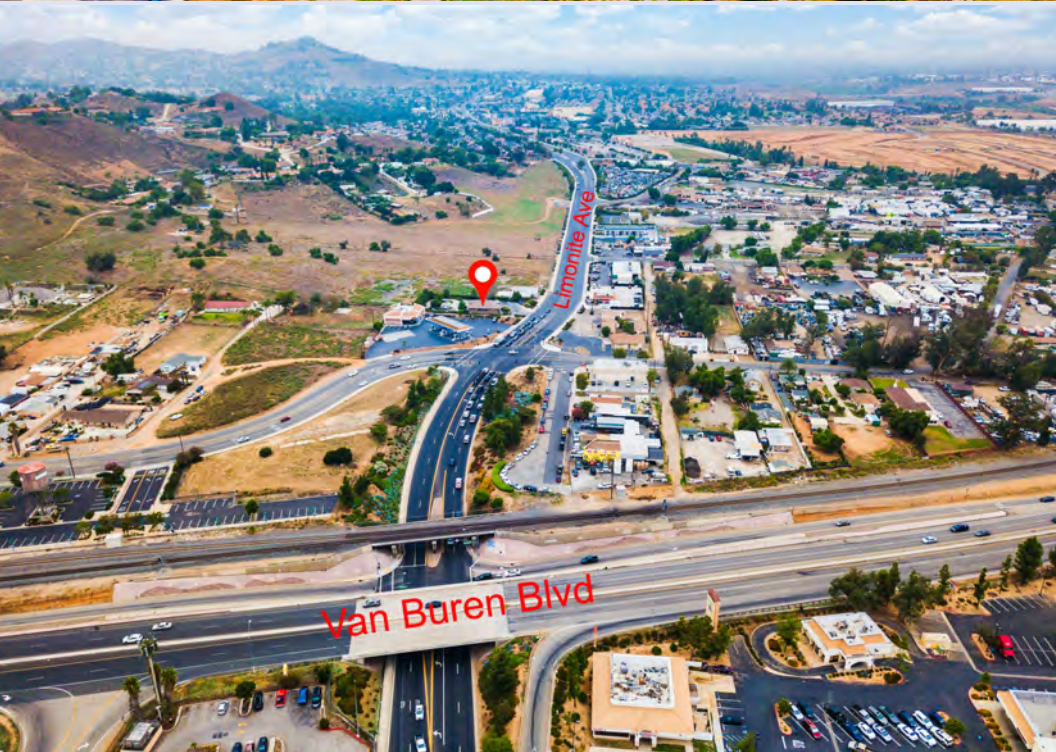
AERIAL OVERVIEW



EXTERIOR VIEWS



AERIAL OVERVIEW



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	84,893	285,351	955,588
	Median Age	33.8	34.2	34.2
	Bachelors' Degree Higher Education	13%	16%	21%
INCOME				
	Average House Income	\$98,390	\$98,859	\$104,810
HOUSING				
	Median Home Value	\$460,998	\$457,843	\$493,055
	Median Home Year Built	1975	1977	1983
HOUSEHOLDS				
	2024 Households	21,705	78,332	267,784
	Average Household Size	3.7	3.4	3.4
	Average Household Vehicles	3	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	60%		
	Renter Occupied Households	40%		
DAYTIME EMPLOYMENT				
	Employees	21,526	76,394	401,093
	Businesses	2,372	10,016	45,098
TRAFFIC				
	Van Buren Blvd and Limonite Ave NW	49,738	2025	
	Van Buren Blvd and Holiday St S	37,714	2025	
	Limonite Ave and Eucalyptus Ave E	20,382	2025	
	Limonite Ave and Morton Ave E	20,398	2025	

SNAPSHOT



285,351

POPULATION 5 mile



\$98,859

INCOME 5 mile



\$457,843

HOME VALUE 5 mile



49,738

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

UPSTAIRS OFFICE & EQUIPMENT ROOM



TUNNEL AND ADDITIONAL VIEWS



AREA OVERVIEW

JURUPA VALLEY - EASTVILLE

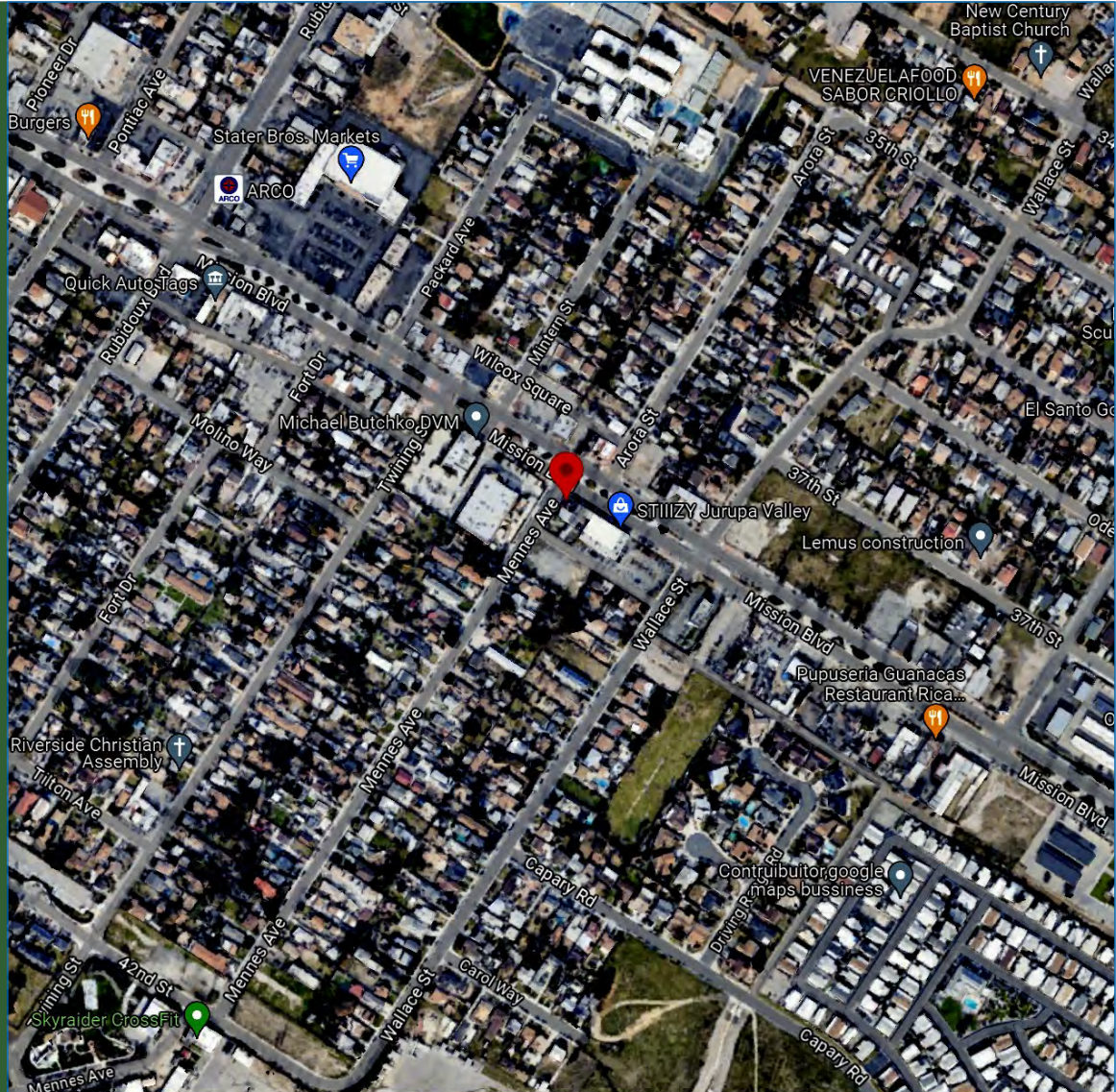
Jurupa Valley (Serrano: *Hurumpa*) is a city in the northwest corner of Riverside County, California, United States. It was the location of one of the earliest non-native settlements in the county, Rancho Jurupa. The Rancho was initially an outpost of the Mission San Gabriel Arcángel, then a Mexican land grant in 1838. The name is derived from a Native American village that existed in the area prior to the arrival of Europeans.

On March 8, 2011, voters approved a ballot measure, Measure A, to incorporate and form the city of *Jurupa Valley*. The effective date of incorporation was July 1, 2011.^[4] Residents of the area had previously voted on incorporation in 1992, but rejected that measure, along with a competing ballot measure that would have incorporated Mira Loma.^[4]

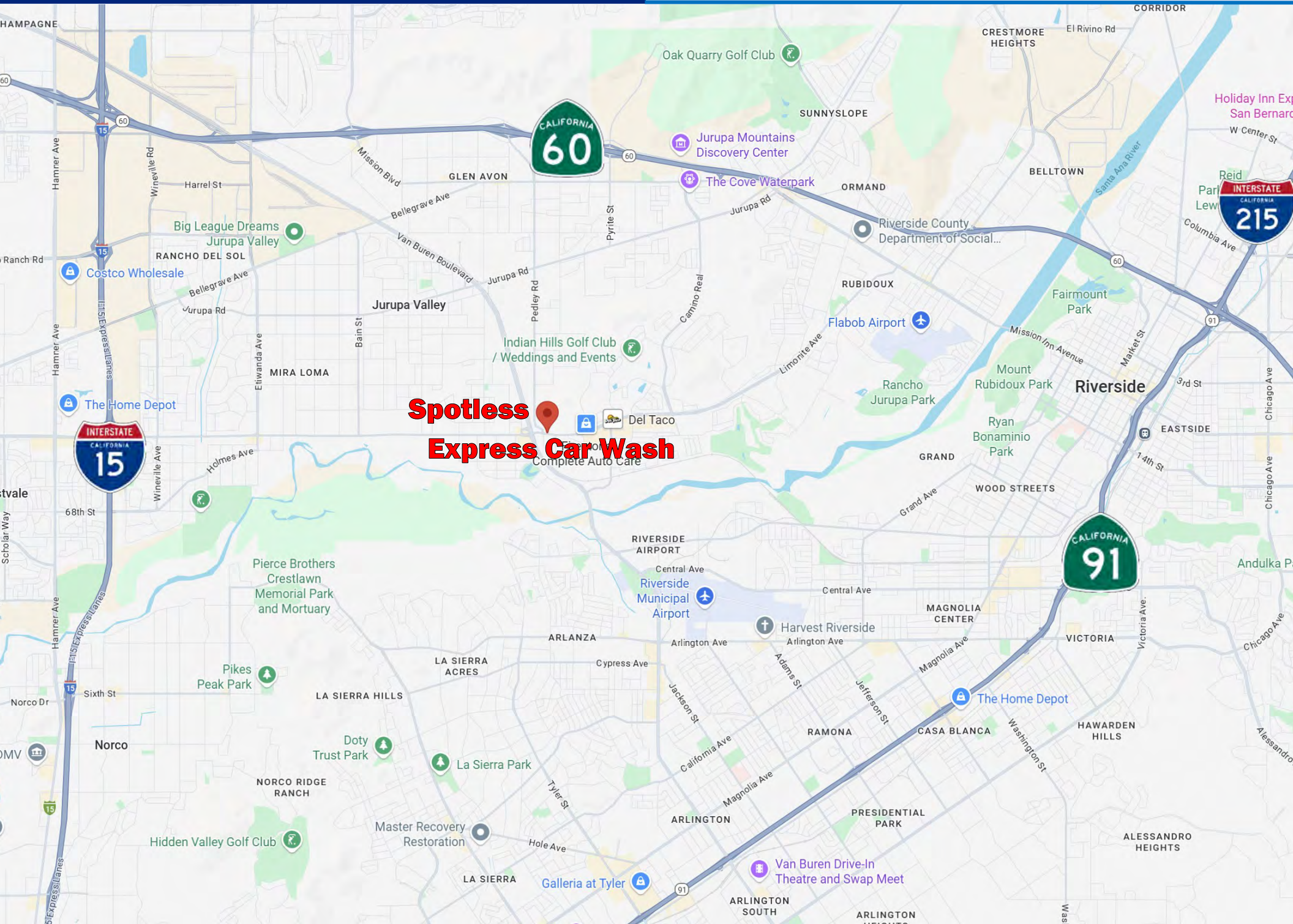
The city of Jurupa Valley covers approximately 43.5 square miles (113 km²), and had a population of 105,053 as of the 2020 census. It is bordered by the cities of Eastvale, Norco, and Riverside in Riverside County and the cities of Ontario, Fontana, Rialto, Bloomington and Colton in neighboring San Bernardino County

POINT OF INTEREST

- | | |
|--------------------------------|--------------------------------------|
| 1. Galleano Winery | 2. Jensen Alvarado Ranch |
| 3. The Cove Waterpark | 4. Jurupa Mountains Discovery Center |
| 5. Rancho Jurupa Regional Park | 6. Goose Creek Golf Club |
| 7. Flabob Airport | 8. Jurupa Mountain Discovery Center |



REGIONAL MAP



Presented By:



Bashir Tariq

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations

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Car Washes in the Car Wash industry*

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